

**Unicoi Springs Camp Resort
Board of Directors Regular Meeting Minutes
April 20, 2018**

In Attendance:

David Stover, President
Thurman Carpenter, Vice President
Doug Jackson, Treasurer
Kathy Davis, Secretary
Arlon Maddox, Tommy Walker, Frank Ward

Meeting was called to order by David Stover at 8:30 a.m.
Pledge of Allegiance and Prayer

Business Manager's report – Joyce Tallman:

Maintenance Fees collected as of March 31 st 2018	\$711,118.07
Maintenance Fees collected as of March 31 st 2017	\$736,302.43

There are 126 accounts that have not paid the 1st portion of the 2018 maintenance fees.
There are 35 owners waiting on RV storage and 1 Golf Cart spot available.
I'm seeking out bids for our 2017 annual audit, hope to have all the bids next month.

Maintenance Manager's report – Steve Tallman:

Work completed by maintenance personnel from 3/16/18 thru 4/20/2018

Park improvement work:

- Expedited work orders
- Working on winter work in area #6 about 95% done. It is open.
- Need to put more site cable lines in the ground.
- Keeping l/p in rentals; we used 328.2 gal.
- Working on getting the pools ready for inspection.
- Give thanks to the volunteers.

Administration:

- Moved 242 campers from 3/17/18 to 4/18/18
- Put enzymes in septic system and inspected playground equipment.
- Checked daily well readings.
- Sent in monthly well reports and quarterly water sample.
- Filled rental propane.
- As of this time we have a full staff.

We will be painting the pools and repairing the pool decks in preparation for our annual pool inspection.

Area 1 – Sites 14, 16, 24, and 26 have been lengthened.

Director's Reports:

Treasurer's Report by Doug Jackson:

- Reviewed and audited check ledgers and cash summary for March 2018.
- Reviewed Payable Receipts.
- **The complete Treasurer's report is available in the office which lists banks and balances, as well as investment information and is available to all owners.**

- It was previously mentioned that the January utility bill rose to \$15,000 for the month. Here are some income figures that off set this. Coast to Coast \$144, laundry \$877, on/off fees \$2,832, rentals \$5,720, store sales \$607 and LP gas sales \$2,975.

Activities Report by David Stover:

We are celebrating our 35th Anniversary on April 21 and we will continue to celebrate all year long. There will be cake and punch along with Unicoi Springs Trivia and a slide show.

Buildings by Thurman Carpenter:

We have spent \$411 this month. The storage building for the Activity Building is now complete, we may put a fan in it. We have Activity Building kitchen items and Christmas items stored in it.

Covenant/By Laws by Kathy Davis: After a meeting with our attorney, we have decided to take a last look at some of our "dead deeds". We also have several proposed ByLaw changes that have become a priority so we will be working on those. These include Compensation for Directors, and Term of Office. Please look forward to some "Town Hall" owner's meetings in the next few months.

Entertainment by Tommy Walker:

Entertainment will be "Hear Now" for our celebration on April 21st at 6:00 p.m.

Equipment by Tommy Walker:

We have purchased two new Grand Design rental campers. They are on sites 66 & 167.

Grounds Report by David Stover:

We have spent \$32,000 on Area 6 and the electrical has been completed.

We have moved some dirt in our storage area with the possibility of creating more spaces for camper storage. However, we have been contacted by our Miners Mountain neighbors who are objecting to this, so we are on hold.

Owner Relations: We have not received any letters this month.

Rules and Regulations: Rules were changed last month regarding signage and dog rental unit numbers. You may wish to pick up your new copy in the office.

Old Business:

WIFI and Telephone Communication Issues – see motions 3, 4, and 5 below. Since there are continuous changes to WIFI systems, a team will be formed, of which owner Jason Henley, will be a member. Meanwhile, if you are having problems with WIFI at your campsite, please go to the office and fill out a WIFI report form. Do not contact Gunby Communications directly.

Summer office, housekeeping, and security help – see motions 6, 7, and 8 below.

New Business:

Suggested ByLaw Change by Thurman Carpenter

To resend the Term of Office: Article III Board of Directors Section 2. Those directors serving on the Effective Date of these Bylaws shall remain in office until the terms for which they were elected expire. Successor directors shall be elected in accordance with the election procedure set forth in Section 8 of this Article. Two (2) directors are elected each year with the exception of the third year when three (3) directors are elected. Those persons receiving the most votes shall be elected to the number of positions to be filled. All successor directors shall be elected for three (3) year terms and shall hold office until their successors are elected. *(Resend) Remove: A member of the Board, if re-elected, may serve a maximum of two consecutive terms and must be off the Board for two (2) years before*

6) Motion to approve a 40 hour seasonal employee for the office from mid-May until October 31st.
Made by Thurman Carpenter Seconded by Tommy Walker
Vote unanimous in favor
Motion approved

7) Motion to approve a part time (20 hours per week) seasonal House Keeping employee for June and July 2018.
Made by Frank Ward Seconded by Arlon Maddox
Vote unanimous in favor
Motion approved

8) Motion to request that Tru Vision Security provide a seasonal summer officer on Fridays and Saturdays from 4P – 12A for 15 weeks.
Made by Frank Ward Seconded by Arlon Maddox
Vote unanimous in favor
Motion approved

9) Motion that we will be accepting donations in the office from our owners towards the construction of a dog run.
Made by Frank Ward Seconded by Tommy Walker
Vote unanimous in favor
Motion approved

10) Motion to adjourn at 10:20 a.m.
Made by David Stover Seconded by Tommy Walker
Motion approved

Meeting Adjourned at 10:20 a.m.

Respectfully,



Kathy Davis, Secretary